

PLAT NO. 160297

SUBDIVISION  
PLAT  
ELM CREEK  
CROSSING

BEING A 12.523 ACRE TRACT OF LAND TO INCLUDE A 0.10 ACRE OF RIGHT OF WAY DEDICATION TO THE CITY OF SAN ANTONIO, ESTABLISHING LOTS 34-38 AND 901, BLOCK 1, NCB 17725, LYING IN THE JUAN ESCAMIA SURVEY 356-1/2, ABSTRACT 218 AND THE GEORGE VOSS SURVEY, ABSTRACT 788, BEXAR COUNTY, TEXAS, ALSO LYING IN NEW CITY BLOCK 17725, SAME BEING A PORTION OF A 3 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 15986, PAGE 1567, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 5.00 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 16016, PAGE 352, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A 2.422 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 3587, PAGE 1311, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF A 2.422 ACRE TRACT OF LAND AS DESCRIBED AND RECORDED IN VOLUME 7473, PAGE 842, DEED RECORDS OF BEXAR COUNTY, TEXAS

**CDSmuery**  
ENGINEERS • SURVEYORS  
DATE: 2016/10/19 PROJECT NO. 115068

STATE OF TEXAS X  
COUNTY OF BEXAR X

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT FOR AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:  
CHESTER GRASH  
1045 N. CENTRAL PARKWAY  
SAN ANTONIO, TX 78232  
V:(210)340-5004

STATE OF TEXAS X  
COUNTY OF BEXAR X

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHESTER GRASH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF OCTOBER, A.D., 2016  
My Comm. Expires August 24, 2018  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

THIS PLAT OF ELM CREEK CROSSING HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

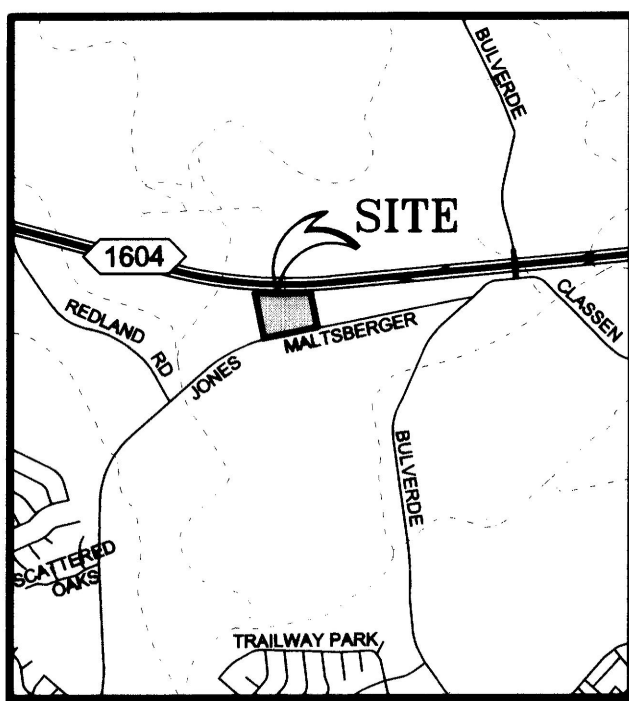
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

BY: \_\_\_\_\_  
CHAIRMAN  
BY: \_\_\_\_\_  
SECRETARY

I, \_\_\_\_\_, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. AT \_\_\_\_\_ M. IN THE DEED AND PLATS RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT TO SCALE

LEGEND

- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CDS/MUERY-SA TX" (SET UNLESS OTHERWISE NOTED.)
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY TEXAS  
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS  
NCB NEW CITY BLOCK  
BLK BLOCK  
ROW RIGHT OF WAY  
VOL VOLUME  
PG PAGE  
ELEC ELECTRIC  
CA T.V. CABLE TELEVISION  
ESMT EASEMENT

BEARING BASIS: GRID NORTH TEXAS COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE, 2011 ADJUSTMENT. SURFACE DISTANCES AND COORDINATES ARE SHOWN ON THIS PLAT. SURFACE = GRID X 1.00017 UNITS = US SURVEY FEET

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	13° 29' 37"	150.00'	35.33'	35.24'	S 04° 39' 05" E
C2	31° 26' 46"	150.00'	82.33'	81.30'	S 27° 07' 17" E

EASEMENT LEGEND

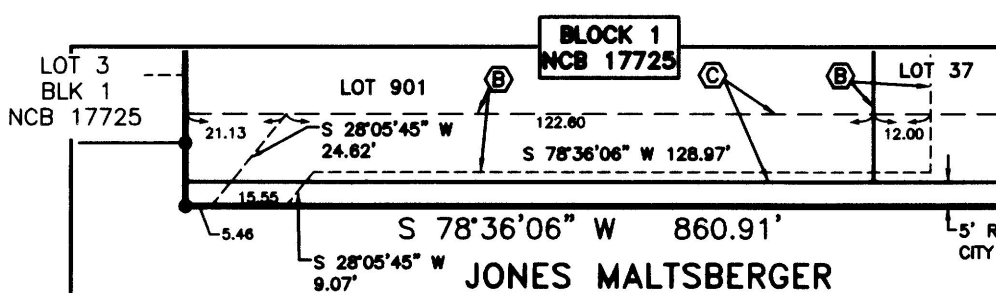
- (A) 28" INGRESS/EGRESS, GAS, ELEC, CA, TV., TELE, SEWER, WATER, RECYCLED WATER AND DRAINAGE ESMT
- (B) 12" SANITARY SEWER ESMT
- (C) 14" GAS, ELEC, PHONE AND CA, TV, ESMT
- (E) 30" PRIVATE DRAINAGE ESMT
- (F) 14" GAS, ELEC, PHONE AND CA, TV, ESMT
- (G) VARIABLE WIDTH PRIVATE DRAINAGE AND WATER QUALITY ESMT(SEE DTL "B")
- (H) 38" INGRESS/EGRESS, GAS, ELEC, CA, TV., TELE, SEWER, WATER, RECYCLED WATER AND DRAINAGE ESMT
- (J) 25" BUILDING SETBACK VOL. 9553, PG 68 D.P.R.
- (K) 14" ELEC., GAS, TELE & CA TV ESMT VOL. 9553, PG 68 D.P.R.
- (L) 10' x 8' WATER ESMT.
- (M) 14' x 40' ACCESS ESMT. (CENTER ON COMMON LOT LINE OF LOTS 34 & 35)

NOTES:

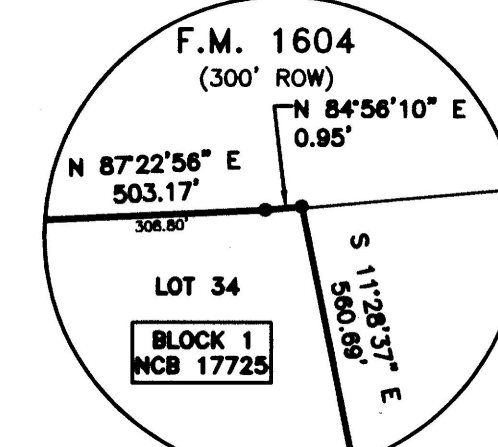
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

C.P.S. NOTES:

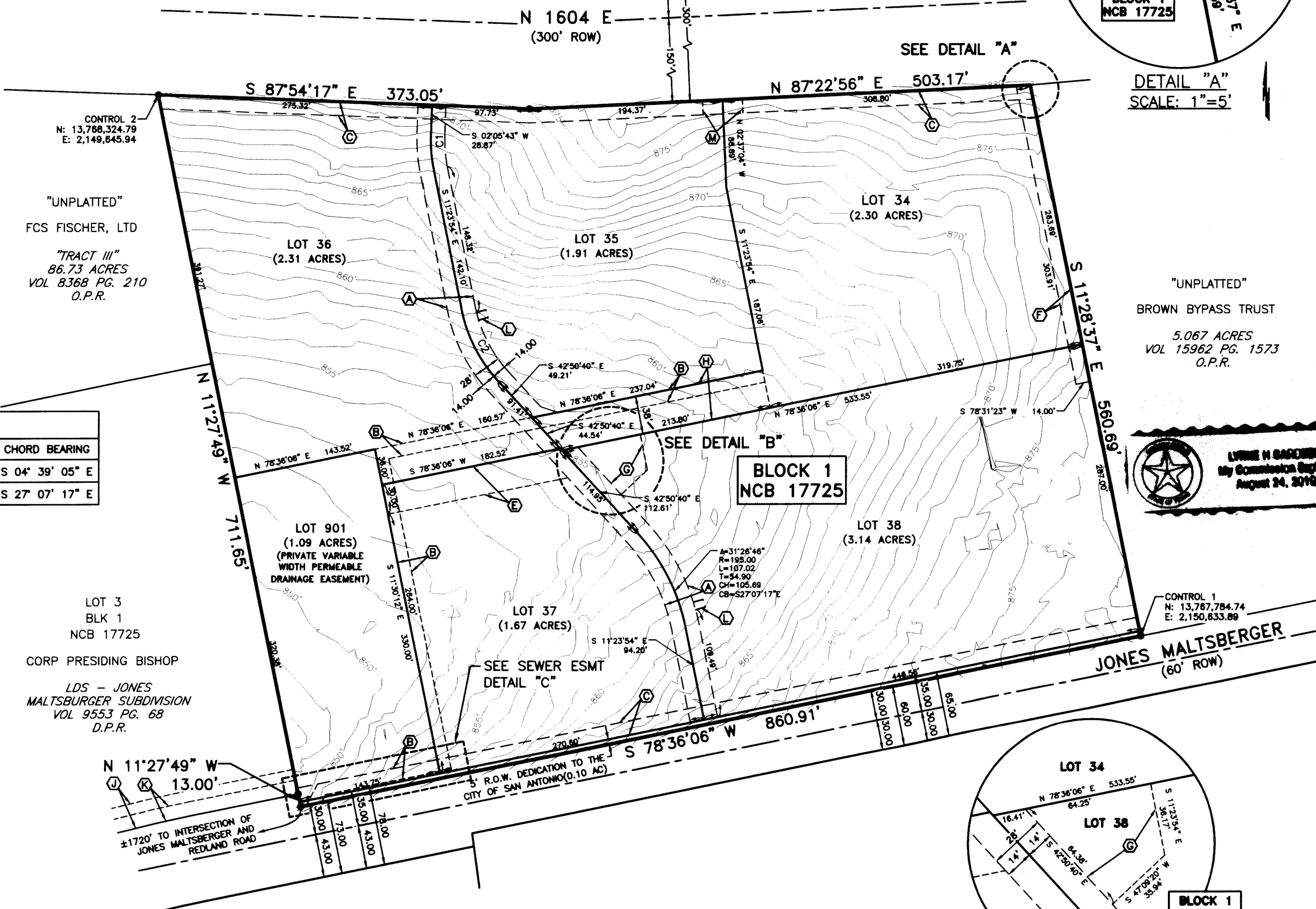
- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT, AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



SEWER ESMT  
DETAIL "C"  
SCALE: 1"=40'



DETAIL "A"  
SCALE: 1"=5'



STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND WILL BE CONTAINED WITHIN LOT 901 TO SERVE LOTS 34 THROUGH 38 OF THIS SUBDIVISION PLAT. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE-IN-LIEU OF DETENTION (FID) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE ELM CREEK CROSSING SUBDIVISION SHALL BE THE RESPONSIBILITY OF "ELM CREEK 1604, LLC." OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) EXISTING ACCESS POINTS ALONG FM 1604 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 876.22'.

TCEQ - EDWARDS AQUIFER RECHARGE ZONE NOTE  
THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISION THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" (WPAP)) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC §213.5 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

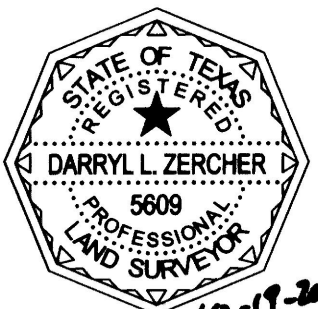
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SAWS ACCESS NOTE:  
THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

PRESSURE ZONE 6  
SAWS HIGH PRESSURE NOTE:  
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 875 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

IMPACT FEE PAYMENT DUE  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

EDU NOTE:  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.



CDS Muery F-1733

